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***Preservation Online*, the online magazine of the National Trust for Historic Preservation  
December 4, 2007**

**Historic Seattle Restores 1907 House  
by Margaret Foster**

On Sunday, a Seattle preservation group celebrated the 100th anniversary of the Dearborn House, which it has restored as its offices. Historic Seattle bought the Henry H. Dearborn House 10 years ago, thanks to a large donation. The exterior was restored in 2003 with a grant from the Washington State Historical Society Heritage Fund. Last year Historic Seattle began the interior work, removing false ceilings and replacing original doors and windows in the National Register-listed building, which became a city landmark in May.

"Historic Seattle is thrilled to be the steward of the 100-year-old Dearborn House, and we expect to be here another 100 years," says Christine Palmer, preservation advocate at Historic Seattle. "We enjoy being the custodian of one of the last residences of the First Hill neighborhood of Seattle." Named for Henry Dearborn, a Seattle developer, the foursquare had been converted to medical offices and a beauty shop in 1953. Next year the city-chartered group plans to open a research center in the basement of the house.

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**King County Adopts Budget; HB1386 Revenue Future Unclear**  
By Joe Follansbee

The King County Council unanimously adopted its 2008 Budget on November 19, 2007. The Council addressed potential distribution of HB1386 revenues for preservation and heritage by requesting "the auditor to conduct a comprehensive analysis of the allocation, expenditure and accounting of the revenues generated by document filing fees, to ensure that those revenues are used to support historic preservation and heritage programs consistent with the intent of HB1386. The audit will consider the funding and support for historic preservation and heritage programs prior to the enactment of House Bill 1386, to ensure that the filing fee surcharge is used to complement rather than replace existing resources dedicated to those programs."

It is unclear whether any of these funds are to be applied toward the following allocations and earmarks, also included in the budget:

- 1 FTE for the King County Historic Preservation Program
- \$52,500 for preservation projects, KCHPP
- \$100,000 for the Heritage Barn Preservation Program, KCHPP

In addition, \$535,300 was allocated to cultural organizations to be administered by 4Culture. The following heritage related organizations are recipients of a portion of that funding in the following amounts:

- \$25,000 - MOHAI
- \$2,400 - Historical Society of Federal Way
- \$10,000 - SoCoCulture
- \$2,400 - White River Valley Museum

Other heritage related organizations received funding in the following amounts through the Community Services Division:

- \$60,000 - History Link
- \$15,000 - South King County Genealogical Society (Saar Cemetery Maintenance)

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#### **Saint Edward State Park public meeting**

On Wednesday December 12, State Parks, at the request of State Representative Ruth Kagi, State Parks staff will co-host a meeting to hear the public's ideas regarding future uses of the Seminary Building at Saint Edward State Park. The meeting will take place from 7 to 9 pm at Northshore Utility District Office, 6830 NE 185th Street, in Kenmore. The meeting purpose is to identify the characteristics of desirable uses of the Seminary Building.

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#### **Pike Place Market renovation funding**

Along with the League of Women Voters and other watchdog groups, Historic Seattle members will want to monitor progress on the City of Seattle's proposal to put a Pike Place Market funding package on the Fall 2008 ballot. Details still are being decided, such as whether money should come from a tax levy or bond sales, and whether to include a funding package for Seattle Center upgrades as well. (Many officials feel the Market's immense popularity could help ensure success for both funding requests at the polls.)

The Pike Place Market's share of any voter-approved money would be used to repair its fragile, 100-year-old infrastructure which has not been completely overhauled in decades. Rather, repairs have been made on a piecemeal schedule that no longer is sufficient to keep the Market's water, drainage, heating, electrical and other mechanical systems functioning efficiently and reliably for the thousands who live, work, shop and visit at America's oldest continuously-operating farmers market.

Funds would be used primarily for work within and between building walls and floors, and underneath the Market's streets and sidewalks. Nonetheless, preservationists and other Market supporters will want to remain vigilant to ensure the familiar outward appearance and character of the Pike Place Market historical district are protected and preserved.

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**Seattle Times**  
**November 29, 2007**  
**Home Forum Extra**  
**By Elizabeth Rhodes**

Q: In my neighborhood, Ballard, a number of charming Craftsman homes have been torn down and replaced by bland town homes. This is undermining the neighborhood's architectural legacy. What can I do as a citizen to stop the demolition of historic homes and buildings in Ballard?

A: "This is happening nationwide. It's not just Ballard. It's not just Seattle," says Christine Palmer, who heads the advocacy program run by Historic Seattle, a nonprofit historic preservation organization. "Concerns like yours are common," Palmer says. "And it's been an issue in Ballard for years. However, there are no simple solutions. Washington has a law, the State Environmental Policy Act, or SEPA, that requires a property over a certain square footage be assessed before it can be demolished. Its historical significance is part of the assessment." But if a house is too small, it falls through the cracks of SEPA and the owner can get a demolition permit over the counter," Palmer says.

"My personal advice as a preservation advocate is: don't wait until a demolition sign goes up. Instead, people everywhere who are concerned about this issue should see if their city or county has a historic preservation officer. Many do, including Seattle. Write to the officer about your concerns; include why you think a particular structure or structures are historic and worth saving."

Will that do the trick? "There's not a great chance," Palmer concedes. That's why she says people in your situation need to "generate lots and lots of letters to your local officials" asking them to tighten up on the demolition of older homes and their replacement by dissimilar structures. In your letter say, "I'd like to see more strict design review of insensitive infill construction." Those are the terms to use, says Palmer. "Ultimately saving the character of older neighborhoods goes to the political will of the community. It has everything to do with how the local politicians feel about development," she says.

For more on Historic Seattle and its advocacy program, go to [www.historicseattle.org](http://www.historicseattle.org).

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**Associated Press**  
**China: Tourists Riot Over Shopping Trip**  
**December 6, 2007**

Policemen armed with riot shields and batons were called in to subdue angry tourists from the mainland who clashed with tour guides in the tiny gambling enclave of Macao, the police said. The tourists were apparently unhappy that the guides had taken them to too many shops, when they wanted to see historical sites, The South China Morning Post said. The dispute was said to involve more than 100 tourists. Unlike neighboring Hong Kong, Macao, once a Portuguese colony and now a tourist hot spot, has retained much of its European heritage, including its Portuguese language and several World Heritage sites.

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**Legal settlement regarding challenge to Stadium Lofts**

The appeal of the Pioneer Square Preservation Board decision to allow adaptive re-use of the former Seattle Plumbing Company warehouse at 589 Occidental Ave South has been settled. The Nitze Stagen-Historic Seattle project's approval of the additional floor of loft condominiums will stand. An appeal to Seattle's Hearing Examiner was settled before the hearing date. The delay caused by the appeal has resulted in higher construction costs, and project feasibility is again being tested. The schedule for construction is uncertain.



*Existing*



*Proposed*

The building was formerly known as the Seattle Plumbing Company warehouse. The brick, two-story, flat-iron shaped warehouse was built in 1905 following the 1889 Great Fire of Seattle. The adaptive reuse proposal features 85 single and multiple level loft homes with first floor retail space within the historic 1905 building and its proposed addition.

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### **Seattle Post-Intelligencer**

#### **Dearborn House: A piece of 'old Seattle' brought back in style**

**November 30, 2007**

**By Kathy Mulady**

John Chaney traced his fingers across the 100-year-old polished mahogany that swathes the walls in the dining room of the Dearborn House, once one of many elegant homes decorating the First Hill neighborhood. But by midlife, the mansion built by Henry Dearborn, a retired real estate developer, had been turned into medical offices, with a beauty shop in the basement. There were false ceilings and temporary walls to create examination cubicles. Decorative woodwork was removed. Windows and doors were stashed in the attic. Since buying the house 10 years ago, Historic Seattle has carefully renovated the 1907 Dearborn home to use as its offices and, anxious to celebrate its centennial, is holding an open house Sunday to show off the work.

Dearborn died two years after the house was built, but his daughter, Beatrice, continued to live there until 1912. Now, once again, the elegance of the 1900s is evident throughout, especially in the dining room with the mahogany walls and pillars, beveled glass and heavy pocket doors. The stained glass windows in the house are all original. Soon, the historic research and resource center will be finished in the basement of the house, with a wealth of documents, including city landmark designations, photographs and maps open to the public. The Sunday centennial gathering will be bittersweet for Chaney. After 15 years as executive director of Historic Seattle, he is leaving at the end of January.

He was at the helm of the organization as it blossomed from a small preservation group of a few employees in a small office, struggling to pay the bills, to 20 employees today and a projected \$1.4 million budget next year. Historic Seattle is a public corporation chartered by the city of Seattle. It was one of the first organizations to step up by offering financial aid and assistance after the 2001 Nisqually Earthquake damaged 130 buildings, many of them historic. Later, the agency bought and arranged funding to rehabilitate the heavily damaged Cadillac Hotel, the poster child of the earthquake. The 1889 hotel, with much of its vintage interior still in place, was at risk of being demolished.

"You can't preserve it if it isn't there, and once it is gone, you can't bring it back. The decision to demolish is permanent," Chaney said. Historic Seattle has played a key role in preserving dozens of buildings over the years, including renovating the 1892 Victorian Row apartments for affordable housing and the 1906 Good Shepherd Center in Wallingford. The pressure on historic preservation is higher than ever, with the land beneath some of the city's oldest buildings worth more than the structure standing on it.

"The biggest challenge to preservation in Seattle is the price of the dirt," Chaney said.

Chaney, 57, began his career in Seattle in 1968, surveying the buildings in Pioneer Square for possible nomination as a historic district. He became executive director of Historic Seattle in 1992. The search for a new

director is under way, but Chaney plans to stay until the end of January to ease the transition. He isn't sure what he will do next, but it will certainly involve spreading his passion for preservation. "There should be much more support for historic preservation; a really good understanding of why it is important," said Chaney. "How do we know where we want to go if we don't know where we have been?"

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**New York Times Book Review**

**December 2, 2007**

**Gimme Shelter - *Hotel: An American History***

**By Dominique Browning**

How can you not be intrigued by a history of hotels in America that begins with a trenchant discussion of Immanuel Kant? "The father of the modern philosophy of international law and human rights," as he is described, published "Toward Perpetual Peace" in 1795. He "proposed that international conflict could be ended only under 'conditions of universal hospitality,' in which ... 'a right to visit'" belonged to all people.

In a dense, ambitious and valuable new work, *Hotel: An American History*, A. K. Sandoval-Strausz points out that as Kant was writing, entrepreneurs in the United States were inventing a new kind of building, the hotel, and a new industry, hospitality. Within 50 years hotels had radically changed the way — and the places where — Americans lived and did business.

Sandoval-Strausz argues that along with industrialization, the growth of the middle class and the evolution of a consumer culture, the rise of the hospitality industry, part of "the human geography of capitalism," is a crucial chapter in the development of modern America. "Talk is cheap; buildings are expensive," as he puts it, so bricks and mortar are as reliable a primary source for the historian as any written document.

Let's dispense with the "human geography of capitalism" immediately. It is nowadays to be expected, sadly, that an author familiar with Kant's work will also feel obliged to use language like "domestic ideologies," "microgeography of labor" and, my personal favorite, "gendered dynamic." This kind of talk is not cheap, and this history is not for the faint of heart. Luckily, with any aptitude for foreign languages, a reader can slip into a pseudo-fluency in academic jargon, such that one quickly forgets to even wonder how, exactly, to translate "a patterning device." (A type of building? A blueprint? Yale?) By the time I got to the 1850s I was zipping along; the author's natural voice, unencumbered by jargon, is lucid and concise.

"Hotel" is filled with interesting information; Sandoval-Strausz, who teaches history at the University of New Mexico, develops social, moral, economic, legal and political connections with originality and insight. His impassioned reading of our "built environment" is fascinating, his research prodigious. And the subject merits his talent as a historian. Not only were American hotels an original architectural configuration, but they also gave rise to the apartment building, "truly pathbreaking in its arrangement of domestic space."

Hotels were originally conceived as a way to shelter and control strangers — a growing preoccupation in a country whose citizens were becoming among the most mobile people in the world. Foreigners remarked on the unusual and easy freedom of movement Americans claimed as a birthright; indeed, it seemed a hallmark of a democratic society. Anyone (except blacks and Jews) could go wherever he wanted. Sandoval-Strausz dates the inspiration for the creation of the hotel to the first presidential tours of the new colonies, from 1789 to 1791; to avoid the appearance of favoritism, George Washington insisted on staying in inns and taverns, converted houses with liquor licenses. His accommodations from New Hampshire to Georgia, when they were available, were for the most part dirty and uncomfortable; it was not uncommon for guests to share beds swarming with insects. Local burghers were so embarrassed by the reports of shoddy hospitality that they began to finance the construction of large, lavish public accommodations, the better to receive notable visitors to their cities.

By the end of the 18th century, a critical period in the country's development, hotels had gained a symbolic role of enormous importance. America was an overwhelmingly agrarian society, but politicians urgently debated its proper economic destiny. Jeffersonian Republicans "worried that too much commercial involvement would detract from the proper agricultural pursuits of the American people, tempting them into a love of luxury and corrupting their sensibilities"; Hamiltonian Federalists argued that a thriving commercial sector was a necessary

and civilizing engine of progress. “Hotels were ... an intervention in this debate,” Sandoval-Strausz writes. They soon “focused public attention on the benefits of trade and pointed toward a commercial future for the nation.”

“Hotel” is also the story of Americans on the move. Sandoval-Strausz traces the rise of railroad hotels, which facilitated business dealings along trade routes. Even more interesting is the development of resort hotels, which sprang up along with the concept of vacation time. These destination spots, some of them architectural wedding cakes (and still standing, like the Hotel Del Coronado in San Diego), created and helped populate towns, like Colorado Springs, and even entire states, as when Henry M. Flagler built a series of hotels along the thinly populated coast of southern Florida.

In the 1850s a shortage of land in urban areas had led to soaring prices for the houses that were considered the proper setting for a middle-class family. Hotel living was less expensive and became an immensely popular alternative. But there was a great deal of controversy surrounding this new kind of home; with common kitchens, laundries and dining halls, cooks and maid service, women were freed from laborious (and unpaid) housework. Critics from The New York Times to Architectural Record thundered against the perils of hotel living, which the Record called “the most dangerous enemy American domesticity has yet had to encounter.” Husbands and wives could socialize in common parlors, ballrooms and billiard rooms; children were free to “become spoiled, petted, ruined” by “an utter upsetting of all home habits,” a report in The Times said. Indeed, I can remember my mother scolding me for not making my bed: “What do you think this is — a hotel?”

The critics may have been right, though nothing could stop the “folly, extravagance and fashion” unleashed in the nations’ cities. Contemplating the gendered dynamics of this revolutionary patterning device gave me an entirely new take on spoiled, bratty, neglected, charming Eloise, living at the Plaza; she is lately much on my mind, as I walk past that trumped-up chateau every day. What was once one of the world’s most opulent hotels is becoming an apartment building. We’ve come full circle: whereas hotel planners once took their decorating cues from domestic architecture, today’s homes have bedrooms and bathrooms modeled on, for example, the Four Seasons; guests purchase bedding, linens and lamps from hotels.

Hotels long ago lost the merry, bustling, teeming and preening social life that once rang through their lobbies. Businessmen conducted their affairs (amorous and financial) in those big public rooms, amply furnished with plush settees and brass spittoons. So-called chair warmers lounged about, taking in scenes of sartorial splendor as the ladies strolled past; the corridor linking the Waldorf Hotel to the Astoria became known as Peacock Alley. Along with the throngs came crime, which included the murder of seducers by their victims, women who had been lured to bed. Hotels also became popular places to commit suicide, much to the consternation of management.

At the end of his book, the author returns to Kant, arguing that his “state of perpetual peace would make hosts and guests into its ambassadors, and hospitality into one of its defining ethics.” One has to wonder, then, what might have happened had we occupied Iraq with Hiltons instead of Humvees. Surely the spread of democracy and the building of a nation would have been better served. I will never again check into a hotel without thinking of myself as an ambassador of peace; that alone, with its profound implications, makes this thoughtful book worthwhile.

*Dominique Browning is the editor in chief of "House & Garden" and the author of "Around the House and in the Garden: A Memoir of Heartbreak, Healing, and Home Improvement."*

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#### **4Culture's Heritage Special Projects Funding Awarded to 22 Recipients**

Twenty-two projects ranging from a documentary on the Playland Amusement Park in Bitter Lake to an exhibit on the Civil War received funding last month from the 4Culture Heritage Special Projects Program. The program provides funds to organizations and individuals to support their efforts to identify, document, evaluate, and interpret King County history. Twenty-seven requests for a total of \$200,000 were received for the 2007 round of funding; \$111,596 was awarded. The program is supported with revenue from the King County Lodging Tax.

The 2007 Heritage Special Projects recipients are:

Name	Projects	Award
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Greg Brotherton	Finding Playland (documentary)	\$4,200
Burke Museum	Duwamish #1 Archaeology Collection	\$4,635
Center for Wooden Boats	Preserving the Stories of King County Small Craft (online)	\$3,000
Densho: The Japanese American Legacy Project	Collecting Primary Sources: The Densho Approach to Preserving Life Stories	\$3,500
Docomomo WEWA	Modern Talk: Northwest Mid-Century Architects Oral History Project	\$5,000
Duvall Historical Society	Duvall Historical Society Photo Archiving and Book Publication	\$5,010
Duwamish River Cleanup Coalition	Green-Duwamish River Culture and Heritage Map	\$8,000
Eastside Heritage Center	Eastside History on Display	\$3,372
Historical Society of Federal Way	Federal Way Heritage Book	\$3,500
Historic Seattle	Historic Preservation Survey and Database Catalogue	\$4,000
International Examiner	International District History Update	\$7,050
Issaquah History Museum	Issaquah's Oral History Video Project	\$3,160
Kenmore Heritage Society	Historical Panels for Interpretive Center at Logboom Park	\$7,500
Lawrence Kreisman	Exhibit: The Arts and Crafts Movement in the Pacific Northwest	\$4,750
Diane Martin / Joanne Woiak	The Seattle Disability History Project	\$3,500
Museum of History and Industry	Local Element for Lincoln: The Constitution and the Civil War	\$3,000
Rainier Valley Historical Society	Website Redesign and Expansion	\$4,500
Renton History Museum	Reconstruction of Coal Mine Car	\$6,460
Skykomish Historical Society	The Story of Cleaning Up Skykomish	\$7,262
University of Washington Libraries	The South Asian Oral History Project	\$4,952
White River Valley Museum	Audio Tours for Permanent Exhibits	\$7,745
Wing Luke Asian Museum	Native Hawaiian Community in Washington State: Exhibit	\$7,500
Total		\$111,596

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### **Shop Museum Stores For Gifts**

Spending long, frustrating hours online or at the mall searching for a unique holiday gift? Why not visit your local museum gift shop? Many museums and local historical societies offer one-of-a-kind books, CDs, DVDs, and gift items not available online or at a mainstream store. It might be just the right thing for someone who loves history and wants to know more about his or her local town or city. And you'll be supporting local volunteers and organizations. Check out your museum store today!

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### **AKCHO Seeking Awards Nominations**

The Association of King County Historical Organizations is seeking nominations for its 2007 annual awards. The awards honor activities by historical societies, museums, and individuals to preserve, protect, and interpret King County history. The awards are given each spring for projects completed by December 31st of the previous year. Categories include long-term projects, simple impact events, exhibits, youth, heritage education, the Willard Jue Memorial Award for paid staff and volunteers, the Virginia Marie Folkins award for a publication, and the Charles Payton Award for Heritage Advocacy. Deadline information and nomination materials are available at [www.akcho.org](http://www.akcho.org).

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### **Bowling Pin Neon Sign Heading North**

An icon of mid-century Seattle that was in danger of being scrapped will head north to Clearview, located about 10 miles south of Snohomish. According to the *Seattle Post-Intelligencer*, the new owner of the giant Leilani Lanes bowling pin sign will display the artifact next to Ivar's Clam sign, a biplane, a 76 gas station ball sign, and pieces from Seattle's former Music Hall Theater. Leilani Lanes in Greenwood, the former home of the sign, was torn down this year to make way for redevelopment. The 2,000-pound bowling pin had graced the façade of the bowling alley since it opened in 1961. Preservationists had suggested refurbishing the sign and placing it at or near the new building that's replacing the bowling alley. That's what happened to the old Wonder Bread sign, which will go on the building replacing the bakery.

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### **Walking Tour of Interlaken Park**

1900 Boyer Ave E, January 1, 2008: Friends of Seattle's Olmsted Parks, 10:00 a.m., 206-282-6182. FSOP is a nonprofit organization dedicated to preserving Seattle's unique Olmsted landscape heritage and raising awareness of the Olmsted philosophy of providing open space for all people.

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### **Historic Tacoma and WA Trust Partnership**

The Washington Trust for Historic Preservation has embarked on a new partnership with Historic Tacoma to promote membership development in this local preservation organization. Beginning October 1, 2007 and running through the 2008 calendar year, individuals and organizations joining Historic Tacoma will receive a complimentary one-year membership with the Washington Trust if they are not already a Trust member. In addition, current members of Historic Tacoma who renew their membership between now and the end of 2008 will also enjoy the benefits of a complimentary one-year Washington Trust membership if they are not already a Trust member.

Established in 2006, Historic Tacoma has burst onto the local preservation scene with a series of programs including tours, lectures, forums and advocacy work aimed at increasing awareness of Tacoma's historic preservation issues. Recently, Historic Tacoma has worked with the Knights of Pythias on the restoration of historic murals and plaster repair in Tacoma's landmark Pythian Temple. At present, the organization is spearheading efforts to convene local congregations around the issue of stewardship for the city's architecturally rich collection of historic houses of worship.

Founded in 1976, the Washington Trust for Historic Preservation is the only statewide, nonprofit membership organization committed to preserving Washington's unique historic places. Through its annual grant awards, advocacy campaigns, educational programming and technical assistance, the Washington Trust works to safeguard our state's architectural and cultural heritage and to build an ethic that helps make local historic preservation work.

As a statewide organization, the Washington Trust cannot fulfill its mission without the assistance of local partners such as Historic Tacoma. By embarking on this partnership, the Washington Trust hopes to help Historic Tacoma build its membership and strengthen its ability to serve the community. Historic Tacoma members receive invites to special members-only events as well as up to the minute emails on important preservation issues. With the complimentary one-year Washington Trust membership, Historic Tacoma members will also receive the Trust's quarterly newsletter, invitations to the annual holiday open house held at the landmark Stimson-Green Mansion in Seattle's First Hill neighborhood as well as other member events, and introduction to a network of preservationists working across the state to preserve and sustain those places that make Washington the truly unique place it is today.

To take advantage of this promotion, visit Historic Tacoma's website, [www.historictacoma.net](http://www.historictacoma.net), where you can join online or print out a form to mail with your check. For more information on this exciting new venture between the Washington Trust for Historic Preservation, contact Cathy Wickwire, Program Associate with the Washington Trust, at 206-624-9449, or email her at [cwickwire@wa-trust.org](mailto:cwickwire@wa-trust.org) or Leslie Young, Membership Development Chair with Historic Tacoma, at 253-208-9396, or email her at [leslie@historictacoma.net](mailto:leslie@historictacoma.net).

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### **AIA discontinues electronic classroom**

Many heritage groups maintain a presence on the Internet and have attempted, or are considering offering, their expertise online. The following announcement from the American Institute of Architects is instructive about their electronic classroom experience:

Through surveys and feedback from members, AIA has learned that an overwhelming majority would prefer education programs that are offered in-person or through local AIA components. As a result, eClassroom, the AIA's online distance education program, has ended service as of Friday, November 30, 2007. Courses registrations are no longer being accepted.

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### **DAHP Survey**

The Washington State Historic Preservation Officer, Allyson Brooks, believes it is important for the Department of Archaeology and Historic Preservation (DAHP) to periodically check-in with our customers to see how we are doing in delivering services. So, we invite and encourage you to take a few minutes of your time to fill-out the online questionnaire at <http://www.questionpro.com/akira/TakeSurvey?id=841384>, and let us know how we can improve in delivering services to you.

The last time the agency circulated a customer-service questionnaire was in spring of 2005. At that time, DAHP was housed within the Department of Community, Trade and Economic Development (CTED) as the Office of Archaeology and Historic Preservation (OAHP). Big changes have occurred since then and this will be the first time we have sought your input since becoming the Department of Archaeology and Historic Preservation (DAHP).

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### **Ownership transfer of Victorian Row.**



The Victorian Row Apartment Building, 1236-38 South King Street, was built in 1891 and designated as a Seattle landmark in 1979. The building was destined for demolition when Historic Seattle entered into a limited partnership with the owner. Tax credits were utilized to rehabilitate the structure into 14 units of low-income housing. The partners and lenders are in agreement and the transfer of the property to Historic Seattle should take place January 2, 2008. This is one of the expected outcomes for the property after the 15-year low income housing tax credit period. An assessment of the maintenance and replacement needs, along with a refinancing plan, will take place in 2008.

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### **April 2008 Conference Planned on Sustainability, Building Codes and Preservation**

Sustainability, green buildings, climate change and energy efficiency are all terms we hear and read about a lot lately. But, how does the drive to adapt our built environment to "green building" standards affect the future of our historic properties? A group of individuals and organizations are meeting to plan a conference to try to come up with some answers. Set for April 14 -16 (dates still tentative) in Seattle, the conference planning committee has set a goal to try to answer questions about how historic rehabilitation projects can successfully comply with local building codes and emerging green building rating systems (such as LEED) and still meet the Secretary of the Interior's Standards for Rehabilitation. The target audience includes building code officials, green building design proponents, designers/architects, plus preservation consultants.

Conference committee member Rebecca Nielsen of the US General Services Administration regional office in Auburn recently stated: "There are lots of conferences out there that are talking about the problems. We want to have a conference that answers some questions." Conference planning participants include the Washington Association of Building Officials, the Washington State Building Code Council, the Washington Trust for Historic Preservation, City of Seattle, former State Representative Sandra Romero, and the US General Services Administration.

At this point, the conference committee is identifying issues, speakers, formats, venues, and funding for the two day workshop. Brainchild of the committee's Don Horn of GSA, the committee is working to pull together a group exercise on the second day that would place participants in teams that would evaluate a historic building

rehabilitation project for the perspective of building codes, green building programs, and the *Secretary of the Interior's Standards*. This group exercise would work to identify how the various codes and standards are supportive as well as identify potential conflicting goals and how to resolve instances where conflicts surface.

Conference planning continues. Sandra Romero, herself active in both preservation and sustainability fronts, says of the conference topic: "Building codes, preservation standards, and green building systems are all good things. But they are often seen as being in conflict. We want to show how they can and should work together." For more information about the conference, contact Greg Griffith at 360-586-3073 or by email at [greg.griffith@dahp.wa.gov](mailto:greg.griffith@dahp.wa.gov).

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### **Washington State Historical Society Award Nominations**

The Washington State Historical Society invites nominations for its annual awards recognizing excellence in advancing the field of history in the state of Washington through writing, teaching, historic projects, understanding cultural diversity and voluntarism. Help honor those who work to advance the Society's mission "to make the study of history in Washington illuminating and inspiring" by nominating candidates for the following awards:

**David Douglas Award:** Recognizing projects, exhibits, publications, educational products or any other vehicle that informs or expands our appreciation of any field of Washington State history during 2007. The winner receives a certificate suitable for framing and David Douglas award lapel pin.

**Governor's Award for Teaching History in Washington State:** The award is to a teacher from an accredited K-12 school or to a non-profit organization honoring effectiveness and excellence in teaching Northwest history. The award winner receives a plaque suitable for display and \$750 cash award.

**Peace and Friendship Awards (two awards):** One award is to honor a Native American individual and one is to honor a second person, both of whom have made significant contributions to understanding the cultural diversity of the peoples of the state of Washington. Award winners receive a framed President Jefferson Peace and Friendship Medal with certificate.

**Robert Gray Medal** Recognizing distinguished and long-term contributions to Pacific Northwest history through teaching, writing, research, local historical society work or historic preservation. Award winner receives a framed Robert Gray Medal with certificate.

Nominations will be accepted until February 1, 2008. To submit a nomination, please write or email the following information:

- Name, Address, Phone, Email of Nominee
- Name, Address, Phone, Email of Nominator
- Up to one-page explanation of the nominee's work during the year 2007 which meets the criteria for the award. For the Robert Gray award, an explanation of the nominee's lifetime achievements.

We encourage supplementing the nomination with supporting materials that provide the Committee sufficient information to evaluate it. If supporting materials are furnished, please provide 8 copies for the Awards Committee, returnable upon request. For further information or to submit a nomination, contact WSHS Awards Committee staff member: Lauren Danner, State Capital Museum and Outreach Center, 360.586.0165 or by e-mail at [Ldanner@wshs.wa.gov](mailto:Ldanner@wshs.wa.gov).

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### **Upcoming Tacoma landmark nominations**

The Tacoma Landmarks Preservation Commission agenda for December 12, 2007 is online at <http://tacomaculture.org/historic/resources.asp>. The agenda includes the following landmark nominations:  
Johnson-Gehri Residence (1416 South 5th Street)  
Auditorium Dance Hall (1308-1310 Fawcett Avenue)  
Manley-Thompson Ford Agency (1302-1306 Fawcett Avenue)

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## **Daily Journal of Commerce**

**December 7, 2007**

### **An urban village emerges on Seattle's First Hill**

**By Scott Herrmann, Opus Northwest**

The greatest cities in the world all have diverse neighborhoods with dynamic personalities — Seattle is no exception. Over the past decade, a few of our emerging neighborhoods have received a lot of attention while others have quietly emerged as true urban villages. One such neighborhood is First Hill, home of St. James Cathedral, Seattle University and stately mansions built more than a century ago. For years, First Hill has been the base for some of Seattle's finest medical facilities, earning it the nickname of Pill Hill. But as Seattle's downtown business core extends over Interstate 5, which has traditionally been First Hill's western border, the base of this historic neighborhood is changing dramatically — and the results have been impressive.

Urban pioneers are laying the foundation for this new neighborhood, which is literally extending the central business district into First Hill. More than 2,000 new condominiums and apartment units are planned for First Hill. Already, there's more of a 24/7 feel to the neighborhood, and it's exciting to watch. Interestingly, many suburbs such as Kenmore, Burien and Issaquah are creating urban villages because residents want one-stop places where they can live, work and play. Although First Hill already exists in an urban core, it, too, is making the transformation into an urban village.

Here at the base of First Hill, everything — including the city center — is within walking distance. New retail shops are opening. New apartment buildings are being built. And there's even a new upscale grocer at Eighth and Madison, called M Street Grocery, which serves as a visual anchor for the emerging neighborhood. Spurring the transformation ever further are stakeholders such as NBBJ's Bill Bain, Opus Northwest and Harbor Properties, all of which are lobbying City Hall for pedestrian-oriented improvements to Madison Street over the freeway. Our collective vision is to enhance the experience and accessibility of the Madison Street corridor that links the CBD to First Hill and to create an architecturally pleasing gateway at the entrance to downtown Seattle. In fact, the city has already announced plans for substantial pedestrian and streetscape improvements along Eighth Avenue.

At Opus Northwest, we have strong confidence in what is going on at First Hill. That is why we chose to develop three major projects in the neighborhood: M Street, 7th & Madison and 1200 Madison. The 17-story M Street provides 220 high-end apartments as well as 40,000 square feet of Class A medical office space. M Street is home to Pacific Medical Centers, which is leasing nearly 7,000 square feet of space for its new Diagnostic & Wellness Center for Women, and M Street Grocery. During the summer, we broke ground on 7th & Madison, a 205,000-square-foot Class A office building adjacent to the Madison Street exit of I-5. This nine-story building will serve as a gateway to Seattle's CBD. Designed by NBBJ, 7th & Madison offers approximately 8,500 square feet of ground-floor retail space.

Our project at 1200 Madison began as a medical office building with 50 residences. When neighbors expressed concern about increased traffic, Opus responded with a new plan that the neighbors embraced. The project design currently includes more than 225 apartments and live/work units, plus a fitness center and rooftop entertainment space. Construction is projected to begin next year. Fortunately, we are just one of several development companies investing in First Hill. Together, we are bringing new life to one of Seattle's first and most esteemed neighborhoods.

Harbor Properties is building an 81-unit apartment building at Eighth and Marion. Named after Seattle's first and only female mayor, Bertha Knight Landes, the seven-story building will have 3,850 square feet of retail space and 72 below-grade parking stalls. Levin Menzies is developing a 25-story, 285-unit residential tower and a nine-story building with 25 residential units at Eighth Avenue and Seneca Street. The buildings will offer parking for 315 vehicles and 1,300 square feet of retail. The developer plans to build a bridge to Freeway Park, creating another connection to downtown's business core.

The retail in Harbor Properties' Landes and Levin Menzies' projects, coupled with that of M Street and 7th & Madison, will provide 30,000 square feet of restaurants as well as a variety of services and desirable amenities. Other development is in the works as well. All three of the major health-care players on First Hill have either

announced or are moving forward with expansion plans. Presbyterian Retirement Communities Northwest is under construction with a \$100 million, full-block senior community. The Skyline at First Hill project, bordered by Eighth and Ninth avenues and Cherry and Columbia streets, includes support for restoration of the historic Trinity Church, Seattle's first Episcopalian parish. Horizon House, an assisted-living continuing care retirement community, also is working on a \$68 million expansion.

All of this new construction and expansion is laying the foundation for a vibrant new neighborhood that will serve as a true extension of downtown. Eventually, workers and residents in the CBD will stroll over to First Hill to dine and shop. This is good news not only for First Hill, but also for the rest of Seattle's downtown core. Cities thrive best when there are economic engines that spur growth.

*Scott Herrmann is a real estate director for Opus Northwest. He leads the team that is developing 7th & Madison, an office and retail building on Seattle's First Hill.*

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### **Northcliffe Apartment Building demolition progress on First Hill**

Due to delays in preparation, the building has not yet been razed. Preparation for demolition activity at the southwest corner of Seneca and Boren streets will begin with the mobilization of heavy equipment, such as bulldozers and excavators, onto the site the week of Dec. 10. Initially, trucks will enter the site from Spring Street only. While Virginia Mason Medical Center and its contractors are taking all measures possible to ensure the safety of the public, it is always advisable to use extra caution whenever there are heavy equipment and construction activities occurring in the area.

The demolition work will begin on the south end of the site and work to the north. Removal of the Hudson Arms garage structure should begin by Dec. 15 and 16. There are no demolition activities currently planned over the weekend of Dec. 22 and 23. Tentatively, the tear down of the Northcliffe building itself is scheduled to commence the weekend of Dec. 29 and 30.

From Dec. 12 through roughly Dec. 21, there will be intermittent closures of Spring Street between Boren Avenue and Terry Avenue, as electrical power is rerouted to serve the Inn at Virginia Mason. Provisions are being made to ensure that emergency vehicles will have constant access during this period.

Beginning Dec. 11, preparations will begin to relocate Metro trolley lines off the Northcliffe onto new support poles. This will result in intermittent lane closures on Seneca Street between Boren Avenue and Terry Avenue. This work is expected to take approximately two weeks. Beginning the week of Dec. 10, the fencing along Seneca and Spring will move out to the curbside, closing the sidewalks. The sidewalk along Boren will remain open until actual building tear-down activities begin.

VMMC and its contractors apologize for any inconvenience these activities cause you and sincerely thank you for your patience throughout this period. If you have any questions, comments or concerns about the construction activities, please contact: Mike Sprouse, Virginia Mason Communications, (206) 583-6541, [michael.sprouse@vmmc.org](mailto:michael.sprouse@vmmc.org)

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### **Daily Journal of Commerce**

**December 7, 2007**

**Alaska Building sold - 618 Second Avenue LP pays \$38.7 million for the property.**



Kauri Investments and its partner Ariel Development have sold the 140,000-square-foot Alaska Building to 618 Second Avenue LP, said Kent Angier, Kauri president. The buyer is a limited partnership of which American Life is the general partner. Henry Liebman heads American Life. The sale price for the 15-story building on the southeast corner of Second Avenue and Cherry Street is \$38.7 million, said Angier. That's \$276 a square foot.

Kauri and Ariel purchased the building in 2005 from the city of Seattle for \$8.5 million through a public process, Angier said. At the time, office vacancy rates were at 15

percent or higher and the city was scheduled to move out of 125,000 square feet, leaving it virtually empty, he said. Kauri originally bought the building as a long term hold with the intent to convert the top portion to housing and renovate the office and retail space, Angier said. After architectural studies were completed, it was apparent that the building was better suited for use as a hotel, he said.

Plans and permits are in place to build a 236-room Marriott Courtyard Hotel and 26 apartments in the building, Angier said. Demolition and remediation are expected to begin later this month, Angier said, with construction about 45 to 60 days from now. "We also intended to hold the hotel long term, but the buyer made us an offer that made sense for us," Angier said. The building is in the financial and historic districts, and within walking distance of the two major sports stadiums, the Washington State Ferries and Pioneer Square, Angier said.

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## **Queen Anne News**

**December 5, 2007**

### **Queen Anne design guidelines ready for community council**

**By Russ Zabel**

Capping hundreds and hundreds of volunteer hours over an eight-month period, the final draft of the Upper Queen Anne Design Guidelines was tweaked a bit and approved at a third and final public meeting on Monday, Nov. 19. Developed by a 12-member subcommittee of the community council's planning committee, the guidelines are meant to be used by the neighborhood's Design Review Board (DRB), which offers suggestions to developers about what their projects should look like - primarily in the so-called Urban Village at the top of Queen Anne Hill. Part of the city's Comprehensive Plan, the Queen Anne Urban Village stretches between Galer and McGraw streets along Queen Anne Avenue North.

Many neighborhood residents would like to see zoning changes in the business district at the top of the Hill, noted Marty Kaplan, a DRB member who has worked on the guidelines. "This is not about zoning," he explained. Rather, the design guidelines are totally separate from the land-use code and "represent our neighborhood and what kinds of buildings we'd like to see," Kaplan said. Indeed, the guidelines help preserve the neighborhood character, according to Matt Roewe, a member of the DRB and the Queen Anne Community Council. "If we had developers do just what they wanted under zoning, it would be a problem," he said. Although the guidelines are only voluntary, developers follow 99 percent of the DRB's suggestions, Roewe added. "And it always makes projects better."

Don Miles, who co-chairs the design guidelines subcommittee with Kaplan, noted that the intent is to maintain and enhance the Urban Village center rather than foster a main-street approach. "We don't want to be a small town," he said, mentioning Belltown as an example. Instead, the guidelines are supposed to preserve a variety of old and new buildings in the neighborhood, along with different styles of architecture, Miles said. The guidelines also use principles developed by the Picture Perfect Queen Anne (PPQA) group and complement what the Queen Anne Historical Society has done, he said.

Kathy King from PPQA noted that her group developed guidelines for public spaces at the top of the Hill along Queen Anne Avenue. "The [design] guidelines are for commercial development," she said. Most neighborhoods already have design guidelines, some of which were developed for citywide implementation, but the Queen Anne group has extended the template, is how Kaplan put it. "So these are a bit more comprehensive than others." Still, community council member John Coney noted, a Queen Anne Plan already exists and has been approved by the city council. "This is component of the neighborhood plan, an amendment to the neighborhood plan," he said of the guidelines.

The design guidelines still have to pass muster at the Queen Anne Community Council, which will forward them on to the Department of Planning and Development (DPD), Roewe said. Design reviews are part of the permitting process at the DPD, which is why the guidelines are significant, according to DPD spokesman Alan Justad. "So we are carefully shepherding these through." But the design guidelines are part of a larger process that will update neighborhood plans - among other steps - by dividing Seattle into six sectors, he said. "And we'll work on one of the sectors at a time." Once the DPD is finished and has approved the design guidelines, they will go to the Seattle City Council for approval, Roewe said. "Hopefully, it will be adopted in early '08," he said of Queen Anne's version.

The following is part of a summary prepared by Don Miles of the guidelines' design standards:

Part of the Urban Village Centers standards include providing public gathering spaces and respecting the context of the neighborhood.

PPQA standards have been incorporated in the guidelines and include - among other features - street-level landscaping, curb bulbs, gateway intersections, and pedestrian-oriented signage. The guidelines are meant to complement historic sites and buildings identified by the Queen Anne Historical Society.

A "green" approach to development, such as stormwater collection, is encouraged.

Working within existing zoning, the guidelines call for a 3-foot height bonus for projects that set the top floor back 6 feet from the building's façade. Setbacks at ground level are also encouraged as a way to provide wider sidewalks.

Courtyards and public gathering places are encouraged, as well as "modulation and massing" that reflect historic platting of 30 to 45 feet, along with storefronts as narrow as 15 feet.

Balconies on street side buildings are discouraged, but bay windows on the street side are encouraged.

Quality of detailing and materials at street level are encouraged for new construction.

Recessed storefronts are discouraged except when they are used for displays or seating, and bus-stop seating and Metro signs should be incorporated into building façades.

And awnings of buildings more than 45 feet wide should be made of a variety of materials while encouraging transparency.

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**Queen Anne News**  
**December 5, 2007**  
**Fun Forest on the way out**  
**By Russ Zabel**

Days are numbered for the family-owned Fun Forest carnival, a fixture at the Seattle Center for more than four decades. The city has proposed that the operation leave in 2009 in exchange for paying a reduced rent. "It was sort of an amicable solution," said Seattle Center spokeswoman Deborah Daoust. The move was necessary because the Fun Forest has been hundred of thousands of dollars short on its rent in the past several years. No one from the Fun Forest would talk because the full city council has not yet approved the deal. But the proposal did pass out of council- member David Della's Parks, Education, Libraries and Labor Committee, said Della's chief of staff, David Namura. The full council will consider the bill at its Dec. 10 meeting, he said.

However, contrary to speculation voiced in an alternative weekly in Seattle, the Fun Forest site is not being considered for the location of a new skateboard park, according to Daoust. "As far as anyone is concerned, [that]'s still going in at the pavilion site," she said. The original agreement that saw the former skateboard park off Fifth Avenue North demolished to make way for the Bill & Melinda Gates Foundation called for a new skateboard facility to be built on or near the Seattle Center campus before the old one was destroyed, Daoust said. The old park was demolished last January, and city officials are now focusing on the Pavilion site southeast of the KeyArena as a new location, she noted. "At this point, no one is really considering an alternate location."

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**West Seattle Herald**  
**December 07, 2007**  
**Developer asks rezone on California**  
**By Rebekah Schilperoort**

West Seattle property owners Mike Gain and Roger Cayce have asked the city of Seattle to rezone a block of California Avenue Southwest in the Admiral neighborhood that will increase building height by 10 feet, but the proposal has been met with fierce opposition from nearby residents. If approved, zoning on the 3200 block of California Avenue Southwest between Southwest Hinds Street and Southwest Hanford Street would change from Neighborhood Commercial 1 with a 30-foot height limit (three stories) to Neighborhood Commercial 2 and allow 40 foot high buildings (four stories).

Buildings there are currently limited to 10,000 square feet on the ground floor level. The proposed change would mean new developments could leave a footprint of 25,000 square feet. The applicants' attorney, Josh Stepherson, said the change would bring "significant benefits" to the area. But nearly 100 community members showed up to bash the proposal during a public meeting last week at West Seattle High. Blocks to the north and south are already zoned for four story structures, and before 1987, the proposal area was zoned to allow that height. said Stepherson.

But homeowners said views of the Puget Sound and the Olympic Mountains would be lost from towering new developments, reducing the value of their homes. Many said they are concerned about parking and added traffic congestion that could come with higher density. Steve Levy has lived on 42nd Avenue Southwest since 1981 and said an additional 10 feet would eliminate his view of the Sound. He's afraid that what are now affordable rentals on that block would be replaced with high-end condos. "When change is proposed, people want to see how that change will benefit them," said Levy. "In this case it will only negatively impact our quality of life."

Stepherson, who also works part-time for the city's Department of Transportation, said changing the zoning is meant to "reinvigorate" the area, which has a number of vacant storefronts. It's also located in the Admiral Residential Urban Village, an area designated by the city to accommodate growth, he said. "This proposal intends to make this area a little more vibrant," Stepherson said. "It makes sense to provide a little more density in this area." There are about 30 parcels in the subject area. Property owners for 25 have been contacted and are in support of the proposal, Stepherson said. Cayce and Gain, who own about 50,000 square feet of property on the block, said they'd like to build mixed-use condo or apartment buildings with two levels of underground parking.

Parking is a big issue in the area, as most developments aren't built with any. It's hard for developers to make parking, which is often as expensive as the development itself, pencil out with three story buildings, said Gain. The extra height and larger retail spaces would allow developers enough of a profit to make including parking feasible, as well as improve the design of buildings, he said. It could also encourage new housing and bring in new businesses, increasing employment opportunities. Stepherson said.

Gain, who said he was born and raised in West Seattle, said he cares about building something "aesthetically pleasing" to the community and that the change could be a "win-win" for everyone. "I'm not a monster developer," he said. "I don't think a 10-foot increase on one block will be that devastating for the community. I think it's reasonable to ask for the zoning to be returned." Mark Wainwright, president of the Admiral Neighborhood Association, said the community group doesn't support the rezone because it runs contrary to specific guidelines in the neighborhood plan, which calls to maintain current zoning to preserve the existing character of the community.

Also, it presents no clear public benefit for the community, such as enhancements to transit, public spaces and contributions to affordable housing funds, he said. "This is a big deal and we haven't seen enough of what the community gets," said Wainwright. "Zoning was created to accommodate growth and we've got enough there." Malli Anderson, a planner with the Seattle Department of Planning and Development, will review the proposal using the city's rezone criteria, which takes into consideration zoning history and density requirements established under Seattle's Comprehensive Plan. She will also look at how the proposed changes fit with goals adopted by the city in 1999 under the Admiral Residential Urban Village Plan.

Then a recommendation will be made to the city's hearing examiner. That decision can be appealed before it goes to the Seattle City Council for a review, public hearing and a vote. The process could take well over a year, said Anderson. Dennis Ross participated in creating the neighborhood plan and said the proposal is an "egregious violation" of its goals. The city should consider the impact of congestion and potential loss of affordable rentals, he said. "We need goals for affordable housing and workforce housing," Ross said "I really

think this proposal should be denied outright."

One woman questioned the fairness of private business owners proposing a rezone that had great financial benefit for them but not to residents and homeowners. "I think all of us could retire early if we could rezone our own plot," she said. Several people said they would like the area to stay relatively undeveloped and keep the bulk of commercial business concentrated in the Alaska and Admiral junctions. Cayce warned that development would happen on that block regardless, but the quality of those developments would depend on the outcome of the proposal. "There will be growth here whether we build it or someone else does," said Cayce.

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#### **Acquisition and restoration of WA Hall**

Washington Hall, at 14th Avenue and Fir Street, has been an African-American hub since the 1910s. You can view the City's site record for this historic building at:

<http://web1.seattle.gov/dpd/historicalsiterecord/QueryResult.aspx?ID=1552546457>. Built in 1908 as a settlement house by the Danish Brotherhood Society, the hall was the site of Seattle's first documented jazz performance, a Grand Benefit Ball for the NAACP on June 10, 1918, featuring Miss Lillian Smith's Jazz Band. In the decades following, the cozy upstairs theater, with its quaint balconies, hosted Marian Anderson, Mahalia Jackson, W.E.B. du Bois, Joe Louis, Duke Ellington, Martin Luther King Jr. and Jimi Hendrix. In 1958, the hall was purchased by the Sons of Haiti Masonic Lodge, which from 1978-98 leased it to performance-art presenter On the Boards.

Historic Seattle has Washington Hall under contract and a 60 day feasibility period. We are working with the Central District Forum for Arts and Ideas to plan for a community arts center with offices for several arts groups. The hall and first floor lodge room would be available to the Forum, other building tenants, and for rent to outside arts, community, and private groups. As an art facility, projected income is slight and the success of the project will depend on the ability to raise approximately \$7 million from government, private foundations, corporations, and individual donors. Historic Seattle will make a decision later in December 2007 on whether to go ahead with the purchase of the building.

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**Christine Palmer, Preservation Advocate**

**HISTORIC SEATTLE**

Dearborn House, 1117 Minor Avenue

Seattle, WA 98101

206.622.5444 x 226, Fax 206.622.1197

e-mail: [christine@historicseattle.org](mailto:christine@historicseattle.org)

website: [www.historicseattle.org](http://www.historicseattle.org)

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